

Denver's MLS Adds Data Fields for Smart Home Technology

By JIM SMITH, Realtor®

The headline for my Jan. 14, 2016, column was "Indications Are That 2016 Will Be the Year Home Automation Goes Mainstream." Denver's MLS, www.REColorado.com, proved me right last month when they introduced new data fields for "Smart/Connected Home Features." Listing agents can now check up to 15 of the following devices, although hardly any listings so far have any of them:

- Air Quality Monitor
- Alarm/Security System
- Audio/Video Controls
- Carbon Monoxide Detector
- Ceiling Fans
- Dishwasher
- Door Locks
- Dryer
- Freezer
- Garage Door
- HVAC/Fans/Vents
- Lighting
- Microwave
- Pool Alarm
- Radon Detector
- Refrigerator
- Security Cameras
- Smoke Detector
- Sprinklers
- Stove/Oven
- Thermostat
- Video Doorbell
- Washer
- Water Leak/Flood Alarm
- Window Coverings

What, you might ask, is a "smart/connected" device? One such device that you have probably seen advertised on TV is the video doorbell. By connecting this device to your

home's internet WiFi, you can have the doorbell "ring" on your smartphone, no matter where in the world you are at the time. This is a great security device, because the person ringing your doorbell has no way of knowing you're not home when you answer the ring and start talking to him or her over your phone. You also see the person on your smartphone screen.

The video doorbell can also detect motion and display on your phone (and record in the cloud) video of the person approaching your front door and perhaps stealing a Fedex package which was just delivered. The most common brand is available from www.Ring.com, where you can also purchase a camera alone (no doorbell) so you can monitor any area inside or outside your home.

Another "smart" device you've probably seen or heard of is the Nest smart thermostat, which you can purchase online at www.nest.com. They also sell smart smoke detectors and security cameras.

You can turn anything in your home on or off from your smartphone by buying a Wi-Fi-connected device which you plug into any outlet and then plug the device you want to control into that device. You can buy these "smart outlets" at www.ConnectSense.com/smart-outlet. They work with Apple's HomeKit, which you can read more about at www.apple.com/ios/homekit. The HomeKit connects the apps

which control individual smart home systems through so-called "scenes."

For example, you could create a "Leaving home" scene which turns off lights, locks your doors and lowers the thermostat, all with one command. You can create any number of other "scenes" which combine multiple instructions to your internet-connected home appliances from your smartphone.

Interestingly, there is no place on our MLS to specify "dumb" versions of many of the "smart/connected" devices listed at left. For example, there's no MLS field for carbon monoxide detectors, even though there is a field for smoke alarms. There's also no place to specify a radon detector, flood alarm or security cameras that aren't "smart" or "connected."

As a result, I suspect that some agents will inadvertently

check these fields for devices that are not actually smart or connected.

Do you use smart home technology in your own home? Let me know!

National Drive Electric Week Is Coming to Golden on Sept. 18

Whether you already have an electric vehicle ("EV") or are thinking of buying one, you'll want to put Sunday, **Sept. 18, 9am-3pm**, on your calendar. That's when owners and would-be owners get to know each other and share what they know and want to know about driving electric cars.



It's all happening in Golden Real Estate's parking lot at **17695 S. Golden Road, Golden**. I'll be there, of course, with my Tesla (above) and my Chevy Volt (left), and offering rides in each. You can register your own participation, with or without an EV, at www.DriveElectricWeek.info.



Meanwhile, I continue to give my PowerPoint presentation entitled "Gas Cars Are Obsolete — And Here's Why" to any group that would like to hear it. You can see a PDF of my PowerPoint slides at www.GasCarsAreObsolete.info, or call me at 303-525-1851 to arrange a presentation. I'm giving this talk on Sept. 13th to the Boulder chapter of the Colorado Renewable Energy Society.

Price Reduced on High-End North Golden Home



This home at **827 N. Ford Street** was built to the highest standards by the seller, intending to make it his family's "forever home." Watch the video tour at www.NorthGoldenHome.com and you will learn about features such as these — 10 zones of radiant floor heating, even in the unfinished basement; birch hardwood and travertine tile throughout, except in the bedrooms, which are carpeted; knotty alder cabinets and doors; two sets of high-efficiency washers and dryers, one of them in the master bedroom walk-in closet; a gourmet kitchen with slab granite countertops and travertine backsplash, two pantries, French door refrigerator with double drawer freezer, second sink, 5-burner gas cooktop with pot-filler, and professional exhaust fan; 10' ceilings on the main floor, 9' ceilings upstairs and in the basement; oversized garage with 60 amps of 240-volt service (ready for your electric car!) and 75 amps of 110-volt service; plumbed gas grill on the patio and wood-burning fire pit in the yard. There is no HOA, and RV parking can be arranged on the adjoining empty land owned by the seller. **Open Saturday, Aug. 13, 11 a.m. to 2 p.m.** Refreshments will be served.

New Concept: Sub-Surface Lawn Watering

I was recently made aware of a new concept in lawn irrigation that saves water. Instead of applying water above ground with sprinklers, it involves drip watering below the surface. This avoids loss of water to wind and overspray as well as to evaporation.

Sounds like a pretty neat idea. Before I write in detail about this innovation, I'd like to hear from readers who know about and/or have installed such a system.

Email me at Jim@GoldenRealEstate.com if you can contribute to my research on this topic.



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